

Brief report

Date: 01/31/2016
 Currency: EUR

Date of constitution
 04/03/2009

VAT Reg. no.
 V85674323

Management Company
 Europea de Titulización, S.G.F.T

Originator
 Bankia

Servicer
 Bankia

Lead Managers
 Bankia
 JP Morgan

Suscriber
 Bankia

Assets Custodian
 Bankia

Bond Paying Agent
 Banco Santander

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 Banco Santander

Financial Swap
 BBVA

Start-up Loan
 Bankia

Subordinated Loan
 Bankia

Fund Auditors
 Deloitte

Issued securities: Asset-Backed Bonds

Bonds Issue									
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Moody's / S&P	Current
Series A ES0312980008	04/07/2009 3,714	51,624.82 191,734,581.48 51.62%	100,000.00 371,400,000.00	Floating 3-M Euribor+0.300% 23.Jan/Apr/Jul/Oct	0.1540% 04/25/2016 20,096395 Gross 16.278080 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	04/25/2016 "Pass-Through" Secutorial / Pro rata under certain circumstances	Aa2sf	Aaa n.c.
Series B ES0312980016	04/07/2009 78	100,000.00 7,800,000.00 100.00%	100,000.00 7,800,000.00	Floating 3-M Euribor+0.700% 23.Jan/Apr/Jul/Oct	0.5540% 04/25/2016 140.038889 Gross 113.431500 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A1sf	A1 n.c.
Series C ES0312980024	04/07/2009 51	100,000.00 5,100,000.00 100.00%	100,000.00 5,100,000.00	Floating 3-M Euribor+1.200% 23.Jan/Apr/Jul/Oct	1.0540% 04/25/2016 266.427778 Gross 215.806500 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A2sf	Baa2 n.c.
Series D ES0312980032	04/07/2009 57	100,000.00 5,700,000.00 100.00%	100,000.00 5,700,000.00	Floating 3-M Euribor+2.000% 23.Jan/Apr/Jul/Oct	1.8540% 04/25/2016 468.650000 Gross 379.606500 Net	07/23/2051 Quarterly 23.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa1sf	Ba3 n.c.
Total		210,334,581.48	390,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

Series	Hypothesis	Average life	Final Maturity	% Monthly CPR (SMM)									
				0.08	0.17	0.25	0.34	0.42	0.51	0.60	0.69		
Series A	With optional redemption *	Average life	Years	4.63	4.43	4.25	4.07	3.91	3.75	3.60	3.46		
		Final Maturity	Years	09/10/2020	06/30/2020	04/24/2020	02/20/2020	12/21/2019	10/25/2019	09/01/2019	07/12/2019		
	Without optional redemption *	Average life	Years	4.79	4.56	4.36	4.18	4.01	3.85	3.70	3.56		
		Final Maturity	Years	11/09/2020	08/17/2020	06/04/2020	03/29/2020	01/27/2020	11/30/2019	10/06/2019	08/16/2019		
	Series B	With optional redemption *	Average life	Years	8.75	8.50	8.25	8.00	7.75	7.50	7.25	7.00	
			Final Maturity	Years	10/23/2024	07/23/2024	04/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023	01/23/2023	
Without optional redemption *		Average life	Years	16.76	14.98	13.44	12.24	11.34	10.68	10.20	9.82		
		Final Maturity	Years	10/22/2032	01/15/2031	07/01/2029	04/19/2028	05/27/2027	09/28/2026	04/04/2026	11/16/2025		
Series C		With optional redemption *	Average life	Years	8.75	8.50	8.25	8.00	7.75	7.50	7.25	7.00	
			Final Maturity	Years	10/23/2024	07/23/2024	04/23/2024	01/23/2024	10/23/2023	07/23/2023	04/23/2023	01/23/2023	
	Without optional redemption *	Average life	Years	22.00	20.38	18.80	17.30	15.92	14.67	13.55	12.59		
		Final Maturity	Years	01/20/2038	06/05/2036	11/06/2034	05/09/2033	12/23/2031	09/22/2030	08/08/2029	08/23/2028		
	Series D	With optional redemption *	Average life	Years	8.75	8.50	8.25	8.00	7.75	7.50	7.25	7.00	
			Final Maturity	Years	10/23/2024	07/23/2024	04/23/2024	01/23/2024	10/22/2023	07/23/2023	04/23/2023	01/23/2023	
Without optional redemption *		Average life	Years	27.63	26.70	25.66	24.56	23.43	22.29	21.17	20.08		
		Final Maturity	Years	09/06/2043	09/29/2042	09/16/2041	08/11/2040	06/25/2039	05/04/2038	03/20/2037	02/16/2036		

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
 Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)					
	Current		At issue date		
	% CE	% CE	% CE	% CE	
Series A	91.16%	191,734,581.48	19.67%	95.23%	371,400,000.00
Series B	3.71%	7,800,000.00	15.96%	2.00%	7,800,000.00
Series C	2.42%	5,100,000.00	13.54%	1.31%	5,100,000.00
Series D	2.71%	5,700,000.00	10.83%	1.46%	5,700,000.00
Issue of Bonds		210,334,581.48			390,000,000.00
Reserve Fund	10.83%	22,777,034.57		1.95%	7,605,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	27,103,342.05	0.000%	
Servicer ppal collect not yet credited	240,995.04		
Servicer ints collect not yet credited	32,679.93		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		22,815,000.00	1.348%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	

* Credit Support Amount in favour of the Fund

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Fund Auditors
 Deloitte

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	5,979	6,905	
Principal			
Principal outstanding	210,591,260.84	390,048,739.32	
Average loan	35,221.82	56,487.87	
Minimum	0.00	1,353.75	
Maximum	572,055.52	650,000.00	
Interest rate			
Weighted average (wac)	2.25%	4.91%	
Minimum	0.53%	2.69%	
Maximum	3.01%	6.86%	
Final maturity			
Weighted average (WARM) (months)	149	218	
Minimum	09/18/2018	12/31/2011	
Maximum	10/15/2047	10/15/2047	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	18.72%	14.40%	
Housing Plan 1998-2001	24.15%	29.37%	
Housing Plan 2002-2005	57.13%	56.23%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.33%	0.42%	0.34%	0.31%	0.21%
Annual Percentage Rate (CPR)	3.92%	4.94%	4.00%	3.66%	2.52%

Geographic distribution		
	Current	At constitution date
Andalucia	4.17%	3.36%
Aragon	0.30%	0.26%
Asturias	0.56%	0.40%
Balearic Islands	1.69%	1.09%
Basque Country	0.16%	0.11%
Canary Islands	0.67%	0.49%
Cantabria	0.20%	0.13%
Castilla-La Mancha	5.72%	4.96%
Castilla-Leon	1.19%	0.76%
Catalonia	2.18%	2.15%
Extremadura	0.05%	0.10%
Galicia	0.84%	0.58%
La Rioja	0.01%	0.01%
Madrid	2.58%	2.08%
Murcia	4.61%	4.68%
Navarra		0.02%
Valencia	75.06%	78.82%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	167	36,124.27	7,729.92	0.00	43,854.19	9.42	6,255,834.40	6,299,688.59	55.29
from > 1 to ≤ 2 months	24	11,364.75	2,886.13	0.00	14,250.88	3.06	1,382,413.40	1,396,664.28	12.26
from > 2 to ≤ 3 months	13	9,264.30	2,006.80	0.00	11,271.10	2.42	419,805.71	431,076.81	3.78
from > 3 to ≤ 6 months	8	9,087.10	2,554.52	0.00	11,641.62	2.50	449,662.18	461,303.80	4.05
from > 6 to < 12 months	7	14,906.23	3,423.70	0.00	18,329.93	3.94	215,914.80	234,244.73	2.06
from ≥ 12 to < 18 months	10	45,594.66	15,633.91	0.00	61,228.57	13.15	791,276.57	852,505.14	7.48
from ≥ 18 to < 24 months	8	52,477.68	23,544.28	0.00	76,021.96	16.33	719,984.44	796,006.40	6.99
from ≥ 2 years	16	170,534.67	58,332.35	0.00	228,867.02	49.17	693,117.84	921,984.86	8.09
Subtotal	253	349,353.66	116,111.61	0.00	465,465.27	100.00	10,928,009.34	11,393,474.61	100.00
<i>Doubt debts (subjectives)</i>									
Up to 1 month	1	85,345.34	0.00	0.00	85,345.34	18.39	0.00	85,345.34	18.39
from > 1 to ≤ 2 months	1	22,029.65	0.00	0.00	22,029.65	4.75	0.00	22,029.65	4.75
from ≥ 12 to < 18 months	2	169,732.42	2,747.73	0.00	172,480.15	37.17	0.00	172,480.15	37.17
from ≥ 18 to < 24 months	2	113,670.36	2,759.39	0.00	116,429.75	25.09	0.00	116,429.75	25.09
from ≥ 2 years	1	63,737.72	3,951.26	0.00	67,688.98	14.59	0.00	67,688.98	14.59
Subtotal	7	454,515.49	9,458.38	0.00	463,973.87	100.00	0.00	463,973.87	100.00
Total	260	803,869.15	125,569.99	0.00	929,439.14		10,928,009.34	11,857,448.48	